172.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	573,100 / 573,100
					USE VALUE:	573,100 / 573,100
					ASSESSED:	573,100 / 573,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		ABERDEEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KYDD BRIAN B &
Owner 2:	MACKEY-KYDD WENDY
Owner 3:	
Street 1:	33 ABERDEEN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1037 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	194,000		379,100	573,100
Total Card	0.093	194,000		379,100	573,100
Total Parcel	0.093	194,000		379,100	573,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 552.76 | /Parcel: 552.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 114058

GIS Ref

GIS Ref

Insp Date 06/18/18

PREVIOUS ASSESSMENT

Parcel ID 172.0-0005-0001.0

!13323!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	194,000	0	4,050.	379,100	573,100	573,100	Year End Roll	12/18/2019
2019	101	FV	178,100	0	4,050.	373,600	551,700	551,700	Year End Roll	1/3/2019
2018	101	FV	177,900	0	4,050.	287,000	464,900	464,900	Year End Roll	12/20/2017
2017	101	FV	177,900	0	4,050.	270,800	448,700	448,700	Year End Roll	1/3/2017
2016	101	FV	177,900	0	4,050.	249,100	427,000	427,000	Year End	1/4/2016
2015	101	FV	166,800	0	4,050.	232,800	399,600	399,600	Year End Roll	12/11/2014
2014	101	FV	164,900	0	4,050.	214,400	379,300	379,300	Year End Roll	12/16/2013
2013	101	FV	164,900	0	4,050.	214,400	379,300	379,300		12/13/2012

PRINT

Date	Time
12/11/20	03:18:03

LAST REV

Date	Time
11/30/20	13:37:15
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13323

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAPLAN DAVID S	1128-121		6/27/1994		182,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2013	1458	Redo Kit	25,355	C				
12/20/1994	674	Manual	2,200					REPLACE--ENTRY-WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2018	MEAS&NOTICE	BS	Barbara S
5/13/2014	External Ins	PC	PHIL C
3/4/2014	Info Fm Prmt	EMK	Ellen K
11/20/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114058
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA:	0.09298	Total SF/SM:	4050	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	379,051	Spl Credit		Total:	379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	263540
Depreciation:	69574
Depreciated Total:	193965

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

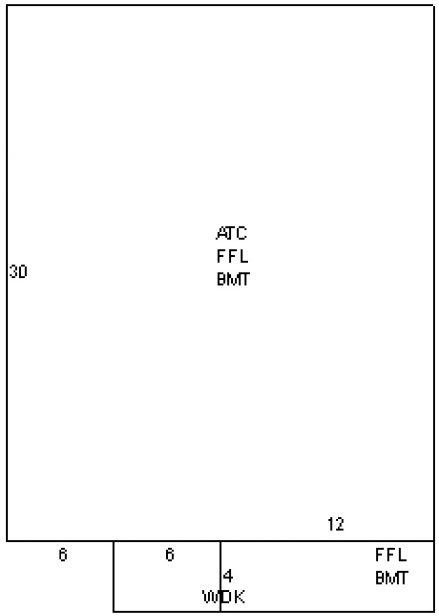
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	107.06
Final Total:	194000	Val/Su SzAd	190.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	52.190	40,085
FFL	First Floor	768	141.740	108,853
ATC	Attic	252	141.740	35,717
WDK	Deck	24	16.000	384
	Net Sketched Area:	1,812	Total:	185,039
Size Ad	1020	Gross Are	2280	FinArea 1037

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: